



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case reference : HAV/00HB/F77/2026/0003

Property : 16C, Beaufort Road, Clifton, Bristol, BS8
2JY

Applicant landlord : Pine Property Company Limited

Representative : Ms S Barclay
Pine Property Company Limited

Respondent tenant : Mrs C Grassby

Representative : None

Type of application : Determination of a Fair Rent
Section 70, Rent Act 1977

Tribunal members : Mr J G G Wilson MRICS
Mr B W H Bourne MRICS

Date of consideration : 25 March 2026

Date of decision : 25 March 2026

DECISION

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Decision of the Tribunal

On 25 March 2026 the Tribunal determined a Fair Rent of £3,465.00p (Three Thousand Four Hundred and Sixty-Five Pounds) per Quarter to take effect from 25 March 2026.

Background

1. On 28 November 2025 Ms Susan Barclay of Pine Property Company Limited submitted her application for re-registration of Fair Rent ('RR1') to the Rent Officer to register a fair rent of £3,800 per Quarter for 16C, Beaufort Road, Clifton, Bristol, BS8 2JY ('the property').
2. At paragraph 8 of the RR1 it is confirmed there are no services provided under the tenancy. Similarly, in paragraph 10 it is confirmed there is no furniture provided.
3. This was an application to re-register the fair rent from its previous registration of rent for the property by the Rent Officer of £3,251.25p per Quarter, effective from 11 February 2024.
4. At paragraph 12 of the RR1, the rent now is stated as £3,251.25p per Quarter.
5. A new rent of £3,320.25p per Quarter was registered by the Rent Officer, effective from 11 February 2026. The amounts for (d) Amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance and for (e) Noted amount attributable to services are both blank.
6. In an email dated 18 January 2026 to The Valuation Office Agency ('the VOA') (sent to NSO Helpdesk (VOA)) Ms Barclay submitted the landlord's objection to the new rent registered and the matter was referred to the First-Tier Tribunal Property Chamber (Residential Property), formerly a Rent Assessment Committee.
7. The Tribunal issued Directions dated 10 February 2026. The Tribunal does not consider it necessary and proportionate in cases of this nature neither to undertake an inspection, nor to hold a Tribunal hearing unless either are specifically requested by either party or a particular point arises which merits such an inspection and/or hearing.
8. The Tribunal in its Directions informed the parties that, unless either party objected, the Tribunal intended to determine the rent on the papers (written representations), paragraph 5.
9. Similarly, the parties were informed the Tribunal will not inspect the property but will seek to view it on the internet; and goes on to say if it considers it necessary, it may carry out an external inspection, paragraph 6.
10. The parties were directed to complete and return their Fair Rent Appeal Statement ('Statement') to form their statement of case, within specific time limits, paragraphs 8 – 12 inclusive. The Statement provides for photographs to be attached, to assist the Tribunal to understand the case and to help the party to present the issues.

11. Whereas Ms Barclay for the landlord has given a Statement in accordance with the Tribunal's Directions, Mrs Grassby has not given a Statement. However, Mrs Grassby wrote to the Rent Officer with respect to the application, her letter is dated 17 December 2025.

The Property

12. 16C, Beaufort Road is described in the Rent Register as a self-contained flat, circa 1800-1918 with accommodation comprising, first floor – three rooms, one kitchen-diner and one bathroom/WC. The landlord has confirmed in her Statement outside there is a shed, which is not listed in the Rent Register.
13. From its view of the property on the internet, 16 Beaufort Road is of brick construction with a pitched tiled roof. Ms Barclay has provided the Tribunal with a floor plan of the property.
14. Beaufort Road runs in between St John's Road and Pembroke Road, to the southeast of Clifton Down.

The Tenancy Agreement

15. The Tribunal has been provided with a copy of the tenancy agreement of the first floor flat, 16 Beaufort Road, between Geoffrey Petter and Carol Ann Ringland, dated 25 August 1978. The term is from 25 August 1978 to 25 August 1981 at rent of £157.50 per Quarter.
16. The tenant is responsible for the payment of Council Tax and Water Rates. Section 11 of the Landlord and Tenant Act 1985 ('the 1985 Act') applies. The tenant is responsible for internal decorations. The landlord is responsible for repairs and external decorations. Neither furniture nor any services are provided under the tenancy.

Submissions – Fair Rent Appeal Statement

17. The Tribunal has considered the case *de novo* (from anew) and has limited its considerations to reach its decision to those points in the papers relevant to the determination of the fair rent.
18. In addition to the RR1 submitted for the landlord, Ms Barclay submitted her Statement on 21 February 2026. Ms Barclay says the information in the Rent register is accurate, other than the rent although she refers to a 'lockable storage shed' which is not listed in the RR1.

Ms Barclay's Statement

19. Ms Barclay's description of the property aligns with that of the Rent Register and adds there is a lockable storage shed.
20. Under 'Features', Ms Barclay says the landlord has provided central heating and a cooker and goes on to say there is a garage and parking space by separate arrangement and there is a small garden in front of the property.
21. Under 'Improvements', Ms Barclay says a new boiler was installed in February 2023 and in 2025 a significant amount of work was done on

the roof, costing in excess of £30,000. At this juncture the Tribunal notes the works listed are not improvements within the meaning of the legislation, they are repairs and maintenance of the property which are the responsibility of the landlord in any event.

22. Under 'Disrepair/Defects' Ms Barclay says the installations in the flat have not been updated recently but are fully serviceable and there are no outstanding repairs. Under 'Any Other Comments' Ms Barclay says the property is situated in a quiet residential location in central Bristol and has excellent access to nearby shops, restaurants and transport links.
23. Whereas Ms Barclay has provided the Tribunal with both comparable evidence and her assessment of the fair rent of £3,500.00p per Quarter (£1,166.60p per calendar month), she has neither provided the Tribunal with her assessment of the market rent of the property nor the adjustments made to the same to reach her assessment of the fair rent.
24. Ms Barclay says there are three other flats in the block with rental values ranging between £1,400 per calendar month and £1,900 per calendar month but she does not provide any further details thereon. Ms Barclay goes on to say on Rightmove the starting price to rent a similar two-bedroom property in the Clifton area is £1,400 per calendar month, and that comparable properties from Accommodation Unlimited range from £1,450 per calendar month to £1,700 per calendar month. Ms Barclay has provided the Tribunal with a single sheet Best Price Guide of the six properties referred to from Accommodation Unlimited.
25. Ms Barclay has provided the Tribunal with her computation for the maximum fair rent prescribed by the Order - £3,667.00p (rounded up to the nearest 50p).
26. Under 'Whether the demand for such properties exceeds supply', Ms Barclay says properties in the area are always in demand and refers to the six properties from Accommodation Unlimited and that there were several offers made on the two flats in Hurlé Crescent.

Mrs Grassby's letter to the Rent Officer dated 17 December 2025

27. In her letter Mrs Grassby says she has lived in the property since August 1978 and goes on to confirm that at the time of drafting external repairs were being carried out on the roof and guttering, which are the first significant external structural repairs carried out in many years. Mrs Grassby concludes to say the property has been inspected a number of times over the years and there are no major changes or cause for concern inside.

The Law

When determining a fair rent, the Tribunal, in accordance with the Rent Act 1977 ('the Act'), section 70, had regard to all the circumstances including the age, location and state of repair of the property. It also disregarded the effect of (a) any relevant tenant's improvements and (b) the effect of any disrepair or any other defect attributable to the tenant or any predecessor in title under the regulated tenancy, on the

rental value of the property.

In *Spath Holme Ltd v Chairman of the Greater Manchester & Lancashire Rent Assessment Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* [1999] QB 92 the Court of Appeal emphasised:

- (a) that ordinarily a fair rent is the market rent for the property discounted for 'scarcity' (i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on similar terms - other than as to rent - to that of the regulated tenancy) and
 - (b) that for the purposes of determining the market rent, assured tenancy (market) rents are usually appropriate comparable lettings. (These rents may have to be adjusted where necessary to reflect any relevant differences between those comparable lettings and the subject property).
28. Section 72A - Amounts attributable to services: In order to assist authorities to give effect to the housing benefit scheme under Part VII of the Social Security Contributions and Benefits Act 1992 or to assist the Secretary of State in the administration of universal credit, where a rent is registered, there shall be noted on the register the amount (if any) of the registered rent which, in the opinion of the rent officer or appropriate tribunal, is fairly attributable to the provision of services, except any amount which is negligible in the opinion of the officer or, as the case may be, the tribunal.
 29. The Tribunal is also to have regard to the Rent Acts (Maximum Fair Rent) Order 1999 ('the Order'), where applicable. Most objections and determinations of registered rents are now subject to the Order, which limits the amount of rent that can be charged by linking increases to the Retail Price Index ('RPI'). It is the duty of the Property Tribunal to arrive at a fair rent under section 70 of the Act, but in addition to calculate the maximum fair rent which can be registered according to the rules of the Order.
 30. If that maximum rent is below the fair rent calculated as above, then that (maximum) sum must be registered as the fair rent for the subject property.
 31. Section 2(7) of the Order is as follows, 'This article does not apply in respect of a dwelling-house if because of a change in the condition of the dwelling-house or the common parts as a result of repairs or improvements (including the replacement of any fixture or fitting) carried out by the landlord or a superior landlord, the rent that is determined in response to an application for registration of a new rent under Part IV exceeds by at least 15% the previous rent registered or confirmed.' The Tribunal expands on this later.
 32. The tenancy is a statutory (protected) periodic tenancy and as such (not being for a fixed tenancy of 7 years or more) is subject to section 11 of the Landlord and Tenant Act 1985, which sets out the landlord's statutory

repairing obligations; the tenant is responsible for internal decorations.

Considerations and Valuation

- 33. Having reviewed the papers, the Tribunal first considered whether it felt able to decide this case reasonably and fairly based on the papers submitted only, with neither an inspection, nor an oral hearing. Having read and considered the papers the Tribunal decided it could do so.
- 34. In the first instance the Tribunal determined the market rent per calendar month which the landlord could reasonably expect to receive on the valuation date, 25 March 2026, on the assumptions the property was in good condition, with carpets (flooring coverings), curtains and white goods provided by the landlord.
- 35. The Tribunal has been provided with a screenshot of the Rent Officer's comparable lettings of twenty-four (24) self-contained, purpose-built flats with three rooms in the BS8 postcode. The market rents range from £1,025 per Month up to £2,100 per Month. The date range is from May 2025 to December 2025.
- 36. In addition, whereas the Tribunal has been provided with Ms Barclay's comparable lettings' evidence, she has not provided her assessment of the market rent.
- 37. Taking the above into consideration and of its own general knowledge of market rents in the area, at the valuation date, the Tribunal determined the market rent of the property to be £1,450 per calendar month, before any adjustment(s) which it deemed appropriate to be applied.
- 38. From the submissions given by the parties, the information provided by the Rent Officer in its 'Determination' screen shot, the Tribunal has determined adjustments are required to be applied to the market rent to reflect: (1) no double glazing, (2) no carpets (floor coverings) and curtains, (3) the tenant's provision of the White Goods, (4) the tenant's internal decorations' obligation, (5) the unmodernised kitchen, and (6) the unmodernised bathroom/WC.
- 39. The Tribunal concluded a deduction in aggregate of £295 per calendar month be applied to the market rent, made up of as follows:

No Double Glazing	£50
No Carpets (floor coverings) and Curtains	£75
White Goods	£45
Internal decorations' obligation	£25
An unmodernised kitchen	£50
An unmodernised bathroom/WC	<u>£50</u>
£ Per Calendar Month	£295
- 40. £1,450 per calendar month minus £295 per calendar month to equal £1,155 per calendar month (to equal, £3,465.00 per Quarter).
- 41. Turning to the question of scarcity, that is whether demand for such

properties exceeds the supply, whereas Ms Barclay confirms there is demand for comparable properties in the area, she does not address the valuation question in the context of the legislation. The Rent Officer has made a deduction for scarcity from its adjusted market rent of £174.75p per Quarter (5%). With its general knowledge of the lettings market in the area, the Tribunal has concluded there is no adjustment required for scarcity in this registration of fair rent. Accordingly, the uncapped fair rent is £3,465.00 per Quarter.

42. The Tribunal is required to calculate the maximum fair rent prescribed by the Order in which the sum attributable to services in this application is 'nil'. The Tribunal has calculated the maximum fair rent prescribed by the Order to equal £3,658.50p (Three Thousand, Six Hundred and Fifty-Eight Pounds and Fifty Pence) per Quarter, when rounded up to the nearest 50 (Fifty) pence.

Decision

43. Accordingly, the Tribunal determined the Fair Rent of the property to be re-registered at **£3,465.00p (Three Thousand Four Hundred and Sixty-Five Pounds) per Quarter, to take effect from 25 March 2026.**
44. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because the rent determined at paragraph 40 above is below than that prescribed by the Order.

RIGHTS OF APPEAL

1. A person wishing to appeal this decision to the Upper Tribunal (Lands Chamber) must seek permission to do so by making a written application by email to rpsouthern@justice.gov.uk to the First-tier Tribunal at the Regional office which has been dealing with the case.
2. The application must arrive at the Tribunal within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
3. If the person wishing to appeal does not comply with the 28 days' time limit, the person shall include with the application for permission to appeal a request for an extension of time and the reason for not complying with the 28 days' time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.
4. The application for permission to appeal must identify the decision of the Tribunal to which it relates, state the grounds of appeal and state the result the party making the application is seeking.